



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Acceptance of Improvements Under Police Department Carnegie Basement Remodel Contract

MEETING DATE: March 19, 1997

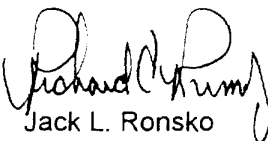
PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council accept the improvements under the "Police Department Carnegie Basement Remodel" contract and direct the City Engineer to file a Notice of Completion with the County Recorder's office.

BACKGROUND INFORMATION: The project was awarded to GTS Construction, of Galt, on November 20, 1996, in the amount of \$45,320.00. The contract has been completed in substantial conformance with the plans and specifications approved by the City Council.

The contract completion date was February 10, 1997 and the actual completion date was February 10, 1997. The final contract price was \$46,540.14. The difference between the contract amount and the final contract price is mainly due to one change order, in the amount of \$1,220.14, for additional painting, a threshold and phone jack added to the project, and miscellaneous electrical work.

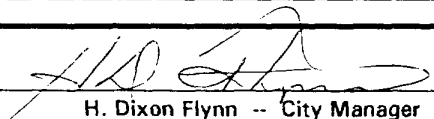
FUNDING: As determined at contract award.


for Jack L. Ronsko
Public Works Director

Prepared by Dennis J. Callahan, Building and Equipment Maintenance Superintendent
JLR/DJC/lm

cc: Purchasing Officer
Police Chief
Police Captain Adams
Building and Equipment Maintenance Superintendent
Construction Manager

APPROVED: _____


H. Dixon Flynn -- City Manager



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Fee Payment Agreements, Improvement Deferral Agreement, and Encroachment Permit and Hold Harmless Agreement for 300 South Beckman Road

MEETING DATE: March 19, 1997

PREPARED BY: Public Works Director

RECOMMENDED ACTION: Approve the fee payment agreements, improvement deferral agreement, and encroachment permit and hold harmless agreement for 300 South Beckman Road and direct the City Manager and City Clerk to execute the agreements on behalf of the City; appropriate \$6,500 for installation of sidewalks on Thurman Street.

BACKGROUND INFORMATION: At the June 19, 1996 City Council meeting, a business incentive package was approved by Council to facilitate the relocation of Apache Plastics from Stockton to the Triangle Pacific building located at 300 South Beckman Road (see Exhibit A). The incentives included the following items:

1. A fee payment agreement at a low interest rate for the required Development Impact Mitigation Fees associated with the planned improvements to the property. The agreement developed is payable over five years at an interest rate of 6.09 percent, which is one-half percent more than the LAIF rate at the time the agreement was drafted.
2. A fee payment agreement for the sewer capacity fee allowing the payment of a specified percentage of the total fee on an annual basis over a period of five years. Since the fee calculation was based on estimates from the Stockton operation, the incentive included review of the actual flow figures after two years and adjustment of the fee payments to reflect the actual flow. In addition, since the capacity fee structure is under review, the fee will be reduced if a new rate structure is adopted during the five-year payment plan.
3. Deferral of frontage improvements along Beckman Road until the existing vacant property fronting the Triangle Pacific building and Beckman Road is developed.
4. Payment by the City for the completion of street improvements along the Thurman Street frontage in conformance with a previous agreement with Triangle Pacific Corporation whereby the City agreed to install street improvements (curb, gutter, sidewalk and street paving) in exchange for dedication of the right of way in Thurman Street. The unfinished work involves the installation of 4-foot sidewalks. The sidewalk installation will be done by the owner's contractor at City expense. The installation of commercial driveways is the responsibility of the owner.

APPROVED: _____

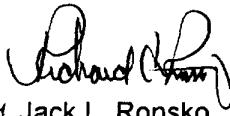
H. Dixon Flynn -- City Manager

In addition, staff is recommending the City issue an encroachment permit allowing Apache Plastics to pave the area between the right-of-way line and the back of sidewalk and install its storage yard perimeter fence in this area. The fence will be located 2.75 feet from the right-of-way line. The encroachment permit will be issued under the condition that the owners execute a hold harmless agreement and will require the owner to relocate the fence if requested by the City. Since the City has no landscaping requirements for this situation, and the owner did not wish to install and maintain landscaping in this area, staff feels allowing the encroachment is preferable to having a weed strip between the right-of-way line and the back of sidewalk.

The developer, Apache Plastics, L.P., has signed the fee payment agreements and the improvement deferral agreement, provided the necessary security instruments for the fee payment agreements, and provided funds for recording of the agreements with the County Recorder. The encroachment permit application and required hold harmless agreement have been forwarded to the developer, but have not yet been executed and returned to our office.

Staff recommends the fee payment agreements, improvement deferral agreement, and encroachment permit and hold harmless agreement be approved and that the necessary funds be appropriated from the Gas Tax Fund for the installation of sidewalks along Thurman Street.

FUNDING: Gas Tax Fund (32.2) \$6,500


s/ Jack L. Ronsko
Public Works Director

Prepared by Sharon A. Welch, Associate Civil Engineer

JLR/SAW/lm

Attachment

cc: Finance Director
Associate Civil Engineer - Development Services
Apache Plastics, L.P.
Baumbach & Piazza

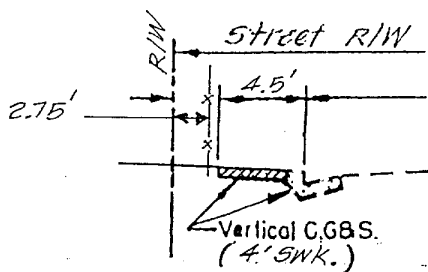
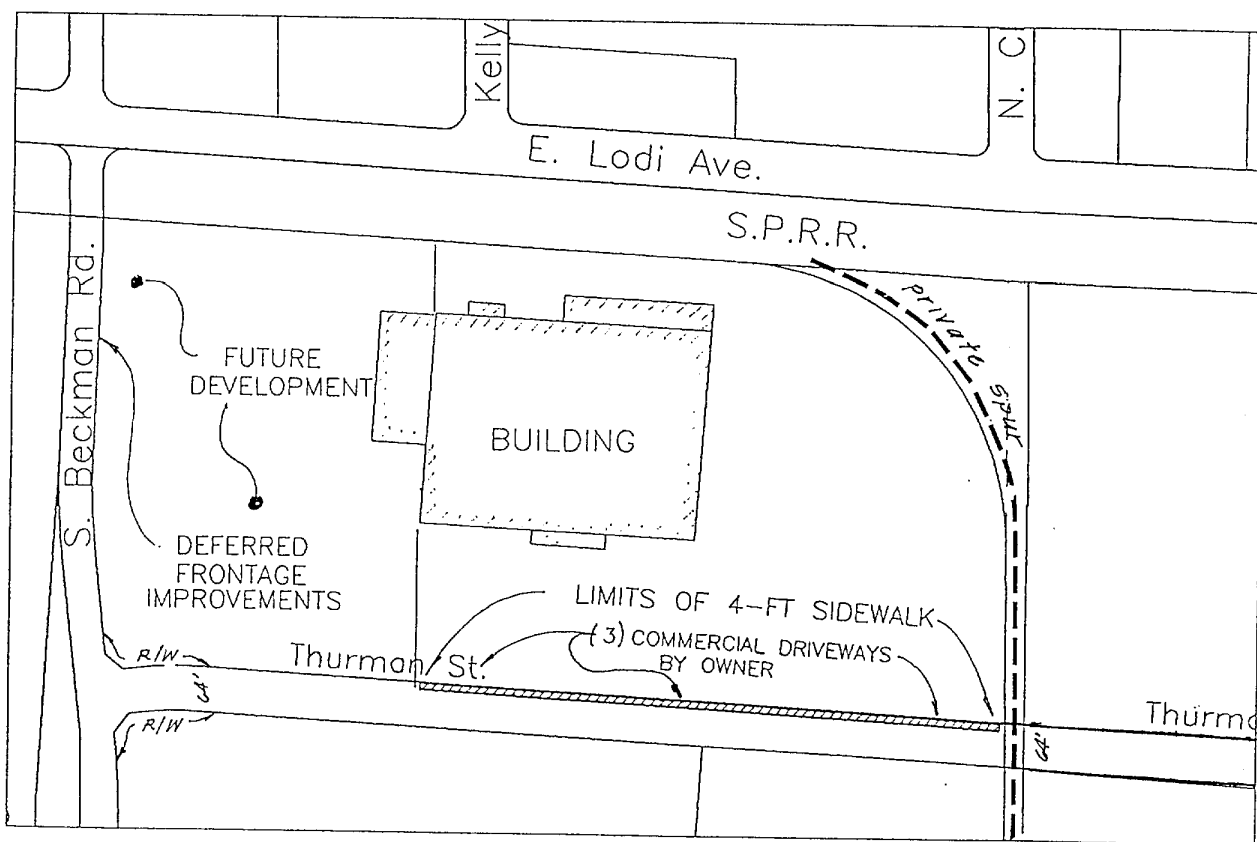


CITY OF LODI

PUBLIC WORKS DEPARTMENT

EXHIBIT A

300 South Beckman Road



FENCE & SIDEWALK DETAIL



N.T.S.

CITY COUNCIL

PHILLIP A. PENNINO, Mayor
JACK A. SIEGLOCK
Mayor Pro Tempore
KEITH LAND
STEPHEN J. MANN
DAVID P. WARNER

CITY OF LODI

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P.O. BOX 3006
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(209) 333-6706
FAX (209) 333-6710

H. DIXON FLYNN
City Manager
JENNIFER M. PERRIN
City Clerk
RANDALL A. HAYS
City Attorney

March 13, 1997

Baumbach & Piazza
Civil Engineers
323 W. Elm Street
Lodi, CA 95240

Mr. Lawrence Beasley
Apache Plastics, L.P.
P.O. Box 5127
Stockton, CA 95205

SUBJECT: Fee Payment Agreements, Improvement Deferral Agreement, and
Encroachment Permit and Hold Harmless Agreement for
300 South Beckman Road

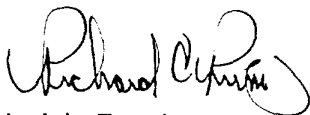
Enclosed is a copy of background information on an item on the City Council
agenda of Wednesday, March 19, 1997, at 7 p.m. The meeting will be held in the
City Council Chamber, Carnegie Forum, 305 West Pine Street.

This item is on the consent calendar and is usually not discussed unless a
Council Member requests discussion. The public is given an opportunity to address
items on the consent calendar at the appropriate time.

If you wish to write to the City Council, please address your letter to City Council,
City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. Be sure to allow time for
the mail. Or, you may hand-deliver the letter to the City Clerk at 221 West Pine Street.

If you wish to address the Council at the Council meeting, be sure to fill out a speaker's
card (available at the Carnegie Forum immediately prior to the start of the meeting) and
give it to the City Clerk. If you have any questions about communicating with the
Council, please contact Jennifer Perrin, City Clerk, at (209) 333-6702.

If you have any questions about the item itself, please call Sharon Welch at
(209) 333-6800, ext. 659.



Jack L. Ronsko
Public Works Director

JLR/gr

Enclosure

cc: City Clerk